



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

630 Garden Street

1:00 P.M.

Monday, August 23, 2010

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
DAWN SHERRY, Vice-Chair
CLAY AURELL (Consent Calendar Representative)
CHRISTOPHER GILLILAND
GARY MOSEL (Consent Calendar Representative)
KEITH RIVERA
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 extension 4551, or by email at tboughman@santabarbaraca.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: That on Thursday, August 19, 2010, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

ABR - REFERRED BY FULL BOARD

A. 616 W MICHELTORENA ST

R-3 Zone

Assessor's Parcel Number: 043-251-014
Application Number: MST2010-00043
Owner: Antonio J. Gijon
Architect: Jose Luis Esparza

(Proposal to construct a new two-story 1,148 square foot single-family residence and attached 457 square foot two-car garage on a 4,450 square foot lot currently developed with an existing one-story 613 square foot single-family residence. The proposal also includes the demolition of an existing 57 square foot enclosed porch, a 100 square foot addition to the existing 613 square foot residence, a new 298 square foot one-car garage, and one new uncovered parking space. A total of four parking spaces will be provided, two for each unit, with three covered spaces and one uncovered space. A total of 14 cubic yards of grading is proposed. The project will abate the violations of enforcement case ENF2009-01334.)

ABR - CONTINUED ITEM

B. 520 CASTILLO ST

C-P Zone

Assessor's Parcel Number: 037-152-030
Application Number: MST2010-00237
Owner: West Coast Athletic Clubs
Architect: Thomas McMahon

(Proposal for minor exterior changes including a new exit door with awning and handicapped access ramp on the south and east elevations, new upper level deck canopy, and relocation of two handicapped-accessible parking spaces with a new path of travel.)

(Action may be taken if sufficient information is provided.)

ABR - REVIEW AFTER FINAL**C. 2222 BATH ST****C-O Zone**

Assessor's Parcel Number: 025-181-019
Application Number: MST2008-00565
Owner: Msb Properties Inc
Architect: Patrick Marr

(Review After Final for a revised proposal for minor alterations to an existing 1,452 square foot commercial building to eliminate the previously approved 74 square foot addition, eliminate the new ADA path of travel, revise the parking configuration of the 7 on-site parking spaces, and the addition of 14 removable bollards. The remaining components of the existing approved project include replacement of the existing front entry porch, a new ADA parking space, loading zone, and path of travel at the rear of the building, the demolition of the existing fireplace, and replacement of the existing trash enclosure.)

(Review After Final to provide handicap access at the front of the building. Two concepts will be presented, a ramp, and a lift.)

ABR - NEW ITEM**D. 826 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-192-007
Application Number: MST2010-00208
Owner: Valentino and Edith Zilliotto
Architect: Peter Ehlen

(Proposal for minor alterations to an existing multi-family parcel consisting of two residential duplexes and a fourplex. The existing residential units will remain unaltered. The alterations involve a new 510 square foot storage space with new wrought iron gates, restoring two parking places by returning one as-built storage space back to a parking space and demolishing an "as-built" storage area to provide an uncovered parking space. The proposal will abate enforcement case ENF2010-00181 and provide the eight legal-nonconforming parking spaces.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**E. 2727 MIRADERO DR COMMON****R-2 Zone**

Assessor's Parcel Number: 051-460-001
Application Number: MST2010-00243
Owner: Nelson Family Trust
Applicant: Janet Reid
Owner: Villa Miradero East HOA
Agent: Tom Wagner

(New drought tolerant landscape to replace existing landscape as part of grading project required to direct drainage away from building foundation.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**F. 201 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-202-016
Application Number: MST2010-00233
Owner: Mission Linen Supply
Applicant: URS Corporation
Contractor: Brady Environmental Inc.
Agent: Don Bock

(Proposal for a temporary 90-day on site soil remediation project as required by the California Regional Water Quality Control Board (CRWQCB). The proposal will involve the removal and treatment of contaminated soil, which involves on site equipment to include an excavator, wheel loader, four soil containers, fuel tank, two carbon units, an evaporative adsorption unit, an RV trailer, a job trailer. The proposal involves approximately 1,700 cubic yards of grading which will be treated, replaced, and re-graded onsite, an access easement to remove and treat the contaminated soil on the adjacent property at 211 E. Haley, and allowance for temporary vehicle storage, for the use of the adjacent property, to be located on the 201 E. Haley parcel while the work is being performed on the adjacent parcel. Approval is requested to allow the occupancy of a temporary RV trailer by the site superintendent during the duration of the remediation work, which is proposed to occur 24-hours a day. The site has an existing 6-foot tall chain link fence. The project proposes to place a temporary green screen on the fence to screen the site.)

(Comments only; Project requires Environmental Assessment.)